



**IMMKE AND BRADLEY
AUCTION SERVICE**

PUBLIC LAND AUCTION

**Located At The K of C Hall
108 Tremont St. Odell, Illinois**

**Friday, December 5, 2014
AT 10:00 A.M.**

307

Acres

307

**Esman And Sunbury Townships
Livingston County, Illinois**

TRACT 1

Tract 1: The East ½ Of The Northeast Quarter Of Section 2, Township 29N. Range 5E. Except The East 200 Feet Of The North 665 Feet. Containing 75.7 Acres. Esman Twp. Livingston County, Illinois.

Soil Types: 235 Bryce, 91A Swygert, 230 Rowe

Base Acres: Corn 38.1 Soybeans 40.1

Direct and CC Yields: Corn 124 Soybeans 31

Taxes: \$833.86

TRACT 2

Tract 2: The East ½ Of The Southeast Quarter of Section 23, Township 30N. Range 5E. Containing 80 Acres Sunbury Twp. Livingston County, Illinois.

Soil Types: 235 Bryce, 91A Swygert, 91B2 Swygert

Base Acres: Corn 38.1 Soybeans 40.1

Direct and CC Yields: Corn 124 Soybeans 31

Taxes: \$988.92

TRACT 3

Tract 3: The West ½ Of The Northwest ¼ Section 36 Township 30N. Range 5E. Except The South 1432 Feet Of The West 285 Feet. Containing 71.30 Acres. Sunbury Township, Livingston County, Illinois.

Soil Types: 235 Bryce, 295A Mokena, 91 Swygert, 91B2 Swygert

Base Acres: Corn 49.1 Soybeans 39.1 Wheat 8.3

Direct and CC Yields: Corn 124 Soybeans 31

Taxes: \$928.40

TRACT 4

Tract 4: The South ½ Of The Northeast Quarter, Section 36. Township 30N. Range 5E. Containing 80 Acres. Sunbury Township, Livingston County, Illinois

Soil Types: 91A Swygert 235 Bryce

Base Acres: Corn 39.2 Soybeans 31 Wheat 9.9

Direct and CC Yields: Corn 124 Soybeans 31

Taxes: \$768.46

Tracts Will Be Sold Choice. Tenancy Is Open For 2015.

Terms: 10% Down On Day Of Auction. Balance Due On Or Before December 31, 2014. Sale Subject To Owners Confirmation. Announcements On Auction Day Take Precedence Over Printed Material.

Chippetti Family LLC, Sellers

**Attorney For Sellers
Ronald Fellheimer
Fellheimer Law Firm
Pontiac, IL
Ph: 815-842-3858**

Immke and Bradley Auction Service

Auctioneers:

Freddie Immke IL Lic #440 000070 Saunemin, IL Ph-815-832-4957	Brian Bradley IL License #040000505 Streator, IL Ph-815-674-2543	Brent Bradley IL License #440.000571 Streator, IL Ph. 815-674-9318
--	---	---

**Conducting Professional Auctions since 1964
Member National and Illinois Auctioneers Association (Hall of Fame)**

[Click here for Auction Calendar](#)